

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/115 Addison Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,385,000

Property Type Townhouse

Suburb Elwood

Period - From 25/10/2021

to

24/10/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/96 Broadway ELWOOD 3184	\$1,325,000	16/08/2022
2	1/33 Scott St ELWOOD 3184	\$1,300,000	17/09/2022
3	2/511 St Kilda St ELWOOD 3184	\$1,200,000	02/07/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/10/2022 16:31



3 1.5 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

25/10/2021 - 24/10/2022: \$1,385,000

Comparable Properties



3/96 Broadway ELWOOD 3184 (REI/VG)

Agent Comments

3 2 1

Price: \$1,325,000

Method: Private Sale

Date: 16/08/2022

Property Type: Townhouse (Single)



1/33 Scott St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$1,300,000

Method: Auction Sale

Date: 17/09/2022

Property Type: Townhouse (Res)



2/511 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

2 2 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 02/07/2022

Property Type: Townhouse (Res)